114.0	0004	0001.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	772,600 /	772,600
					USE VALUE:	772,600 /	772,600
					ASSESSED:	772,600 /	772,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
238		MOUNTAIN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRYNGELSON PETER A	
Owner 2:	CAMPBELL VICTORIA	
Owner 3:		
Street 1:	238 MOUNTAIN AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	LUCEY M CHRISTINE/LIFE EST -
Owner 2:	LOFTUS JAMES TRS/MCB TRUST -
Street 1:	238 MOUNTAIN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .184 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Vinyl Exterior and 1945 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7998.000	310,000	600	462,000	772,600
Total Card	0.184	310,000	600	462,000	772,600
Total Parcel	0.184	310,000	600	462,000	772,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.22 | /Parcel: 397.22

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 72977

GIS Ref

GIS Ref

Insp Date 08/23/18

PREVIOUS ASSESSMENT

Parcel ID 114.0-0004-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	310,000	600	7,998.	462,000	772,600		Year end	12/23/2021
2021	101	FV	299,200	600	7,998.	462,000	761,800		Year End Roll	12/10/2020
2020	101	FV	299,200	600	7,998.	462,000	761,800	761,800	Year End Roll	12/18/2019
2019	101	FV	236,200	700	7,998.	468,600	705,500	705,500	Year End Roll	1/3/2019
2018	101	FV	236,200	700	7,998.	349,800	586,700	586,700	Year End Roll	12/20/2017
2017	101	FV	236,200	700	7,998.	316,800	553,700	553,700	Year End Roll	1/3/2017
2016	101	FV	236,200	700	7,998.	303,600	540,500	540,500	Year End	1/4/2016
2015	101	FV	221,300	700	7,998.	257,400	479,400	479,400	Year End Roll	12/11/2014

!8852!

PRINT

Date	Time
12/30/21	08:02:34

LAST REV

Date	Time
01/03/19	17:17:29
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8852

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LUCEY M CHRISTI	56991-369		6/15/2011		526,000	No	No		
LUCEY CHRISTINE	25267-492		4/4/1995		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/15/2018	1494	Insulate	5,428	C				
7/14/2016	982	Re-Roof	17,319		7/14/2016			Strip and reroof.
5/6/2013	644	Shed	3,254	C				
11/18/2008	1425	New Wind	3,287					

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2018	MEAS&NOTICE	BS	Barbara S
6/18/2013	Info Fm Prmt	EMK	Ellen K
6/28/2012	External Ins	BR	B Rossignol
2/9/2009	Info At Door	345	PATRIOT
2/10/2000	Mailer Sent		
2/7/2000	Measured	197	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	72977
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7998		Sq. Ft.	Site		0	70.	0.83	5									461,957						462,000	

Total AC/HA:	0.18361	Total SF/SM:	7998	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	461,957	Spl Credit		Total:	462,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	5 - Lino/Vinyl		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.18984580
Const Adj.:	0.97020000
Adj $ / SQ:	126.983
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	380820
Depreciation:	70832
Depreciated Total:	309987

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	5	Baths:	2	HB	

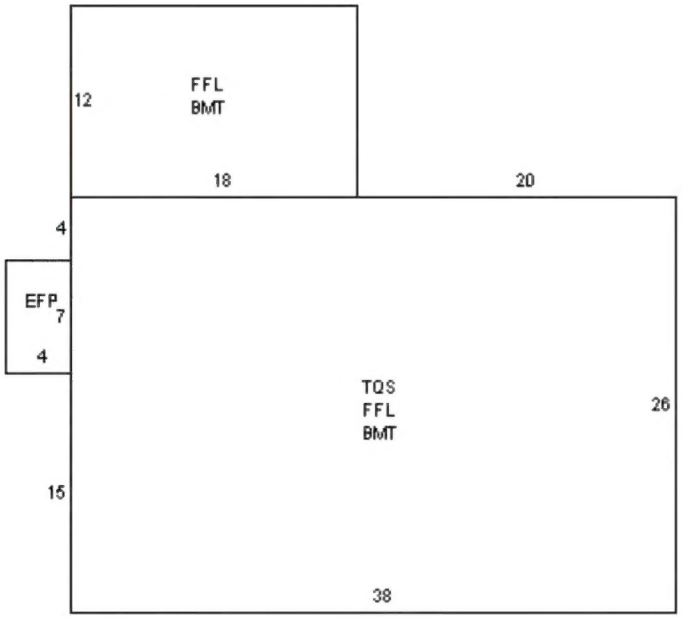
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	5	M
Totals			
1	7	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	126.98
Special Features:	0	Val/Su Net:	97.58
Final Total:	310000	Val/Su SzAd	159.38

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,204	38.090	45,866
FFL	First Floor	1,204	126.980	152,887
TQS	3/4 Story	741	126.980	94,094
EFP	Enclos Porch	28	70.440	1,972

Net Sketched Area:	3,177			Total:	294,819
Size Ad	1945	Gross Area	3424	FinArea	1945

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

114.0-0004-0001.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	8 x 10	A	AV	2013	8.50	T	4.8	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600